

043.0

Map

0002

Block

0006.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 960,700 /

USE VALUE: 960,700 /

ASSESSed: 960,700 /

Total Card /

Total Parcel

960,700

960,700

960,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
97 -99		WEBSTER ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: VELASQUEZ JUAN A & BIVIANNE A

Owner 2:

Owner 3:

Street 1: 99 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4860.000	503,700	4,400	452,600	960,700
Total Card	0.112	503,700	4,400	452,600	960,700
Total Parcel	0.112	503,700	4,400	452,600	960,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		300.13	/Parcel: 300.13

PREVIOUS ASSESSMENT

Parcel ID 043.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	503,700	4400	4,860.	452,600	960,700		Year end	12/23/2021
2021	104	FV	433,400	4400	4,860.	452,600	890,400		Year End Roll	12/10/2020
2020	104	FV	433,500	4400	4,860.	452,600	890,500	890,500	Year End Roll	12/18/2019
2019	104	FV	335,200	4400	4,860.	480,900	820,500	820,500	Year End Roll	1/3/2019
2018	104	FV	335,200	4400	4,860.	350,800	690,400	690,400	Year End Roll	12/20/2017
2017	104	FV	313,800	4400	4,860.	305,500	623,700	623,700	Year End Roll	1/3/2017
2016	104	FV	313,800	4400	4,860.	260,300	578,500	578,500	Year End	1/4/2016
2015	104	FV	278,700	4400	4,860.	254,600	537,700	537,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VELASQUEZ BIVIA	72524-175	1	4/30/2019	Convenience		1	No	No	
FELIX CURTIS/TR	69161-490		4/19/2017	Estate/Div	588,000	No	No		
FELIX CURTIS,	69159-433		4/19/2017	Convenience		10	No	No	
ABBOTT CATHERIN	34946-256		3/1/2002		501,000	No	No		
	7474-236		1/1/1901			No	No	N	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2020	1360	Dormers	35,000	O				
7/14/2020	766	Porch	3,000	C				
6/23/2017	731	Insulate	2,000	C				

Date	Result	By	Name
7/28/2021	Permit Visit	DGM	D Mann
11/12/2018	Meas/Inspect	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
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4/12/2000	Inspected	276	PATRIOT
2/29/2000	Mailer Sent		
2/29/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3201 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bd rms.

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4860		Sq. Ft.	Site		0	80.	1.16	1									452,641						452,600	

Total AC/HA: 0.11157

Total SF/SM: 4860

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total: 452,641

Spl Credit

Total: 452,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

1 of 1

Residential

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Cntry

Own Occ: Y

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Type:

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